

FOREST AND HILLS

THE FARM HOUSE SOCIETY



Own a Piece of Land.
Closer to the Wild.

LAND · FOREST · WILDERNESS

A PROJECT BY GROWTH INFRA

ESCAPE THE CITY

*Somewhere between the forest and
silence, you find yourself.*

The city never pauses. Notifications outlast the day, and concrete fills every horizon.

Yet beyond it all, the land is still quiet. Mornings still begin with birdsong. Evenings still end in starlight.

This is an invitation to own a piece of that quiet — land held by forest, where the days move at your pace.

Not another address but A place to breathe.



INTRODUCING FOREST & HILLS

Land. Nature. Freedom.

Forest & Hills is a land ownership and farmhouse society project by Growth Infra — offering farmhouse plots with complete documentation in a forest-surrounded, nature-led landscape.

The project is located near Mohand, by the Mohand Forest Range — adjacent to Rajaji National Park. You own the land; what rises upon it is yours to imagine — a farmhouse, a second home, a private retreat, or a nature stay.

LAND OWNERSHIP

FARMHOUSE SOCIETY

COMPLETE DOCUMENTATION

Our Philosophy — Four Pillars of Forest Living



NATURE

Few metres away from reserved forest.
Every plot designed to maximise natural views.



LUXURY

Premium amenities, wide motorable roads, curated landscaping, and a world-class entry experience.



WELLNESS

Walking trails, forest deck, clean Himalayan air, and a community designed for mindful living.



INVESTMENT

Limited 26+ plot inventory.
Infrastructure-backed growth story.

OPEN LAND, HELD BY FOREST

CORE VALUES

TRUST & TRANSPARENCY

Govt. Approved, clear titles, documented development milestones. We operate at a standard that makes every rupee feel safe.

COMMUNITY

26 is not a crowd — it is a community. The Forest & Hills Circle connects owners across the project, building social capital alongside financial capital.

FAMILY LEGACY

Your plot is an asset that appreciates for you and endures for your children — a piece near to the Forest that belongs to your family.

PREMIUM LIVING

Every detail — the road width, the gate design, the landscaping species — is chosen at a standard that reflects the premium nature of your investment.

SUSTAINABILITY

No-clear commitment on the forest boundary. Native landscaping. Solar street lighting.
Rainwater harvesting. The Society grows with nature, not against it.

PEACE

The most undervalued luxury in 21st-century India is silence. At Forest & Hills, it is the first amenity we deliver.

THE WILDERNESS CONTEXT

Our Vision for North India's Farmhouse Community In Biharigarh

We are building more than a plotted development. We are curating North India's first premium forest-living farmhouse community — a place where the 26 families who choose Forest & Hills will form a community of shared values: an appreciation for nature, a commitment to quality, and an understanding that the best investments are the ones you also love to live in.

The Society's owners will not be neighbours in the conventional sense. They will be members of a community with shared access to a forest lifestyle that cannot be replicated in any Dehradun apartment, any NCR villa, or any mountain resort. They will have something rarer than real estate: they will have permanence in a place that the world cannot mass-produce.

The region associated with Rajaji National Park is one of North India's great wild landscapes — dense forests and ridgelines, riverbeds and mist, elephants and deer moving through the trees, birdsong at first light. Forest & Hills sits by the Mohand Forest Range, adjacent to this wilderness — never inside it, but shaped by everything around it.

“Adjacent to Rajaji National Park. Surrounded by a region shaped by forest landscapes and wild experiences.”

Signature Amenities — Curated for the Premium Forest Lifestyle

Forest & Hills is not merely a land development — it is the infrastructure for a way of life. Every amenity meets the standards of India's finest gated communities while remaining true to the soul of the forest environment. Utilities are underground; every detail is calibrated for longevity.



OUTDOOR & NATURE EXPERIENCE

Forest Trail Network

Curated walking and jogging trails through the forest edge, with waymarkers and rest stations.

Birding & Wildlife Zone

Observation decks and bird hides at the forest edge. Guided naturalist walks by appointment.

Organic Farm & Orchard

Community organic farm. Owners receive monthly seasonal produce baskets — true farm-to-table.

Star-Gazing Meadow

Dark-sky observatory meadow, zero light pollution, with fixed telescopes and cushioned pods.

WELLNESS & RECREATION

Yoga & Meditation Lawn

open-air lawn behind bamboo screens. Daily instructor sessions and seasonal retreats.

Swimming Pool

25m × 10m community pool with canopy view. Solar heated, zero-chlorine salt-water system.

Forest Gym & CrossFit

Open-air gym with CrossFit rig, free weights, and cardio machines overlooking the treeline.

Tennis & Badminton

International-standard floodlit tennis courts and covered badminton courts.

COMMUNITY & SOCIAL

The Club House

clubhouse with lounge, private dining, catering kitchen, kids' zone, and viewing terrace.

Amphitheatre & Events

seat outdoor amphitheatre for cultural events, film screenings, and community celebrations.

Library & Co-Working

Curated library, quiet reading room, and 20-seat co-working facility with gigabit fibre.

Kids' Discovery Centre

Nature-integrated play and learning: forest classroom, treehouse, adventure trail, sand garden.

INFRASTRUCTURE & SERVICES

24×7 Water Supply

Spring-fed source plus deep reservoir. Zero tanker dependency.

Solar Power Grid

200KW community solar. Common areas 100% solar. Plot grid-connection with net metering.

Roads & Drainage

24ft internal roads, bituminous tarmac, underground storm drainage. No muddy lanes in monsoon.

24×7 Security

Boom-barrier gated entrance, CCTV on all roads, roving patrol. One access point — maximum privacy.

Full Transparency. Zero Ambiguity. Your Ownership, Our Commitment.

LEGAL DUE DILIGENCE COMPLETED

C

Clear Title — Generation Chain

No encumbrances, no litigation, no partition disputes. Advocate-certified clear title.

R

RERA Approval

RERA registration underway. Regulatory compliance, statutory disclosures, and buyer protection under RERA 2016.

L

Layout Approval

Master layout approved. With plot demarcation on government records.

N

NOC-Forest Department

No-Objection Certificate from Forest Department confirming no forest land overlap and permissible for use.

BUYER PROTECTIONS

S

Sale Deed Buyer's Name

Registered sale deed executed at Sub-Registrar office. Buyer receives original documents, demarcation map, and possession letter.

E

Escrow-Equivalent Protection

Payments tracked against construction milestones. Staged disbursement linked to physical development targets.

B

Bank Loan Available

Approved for plot-purchase loans from financing for eligible buyers.

G

Guaranteed Possession Timeline

Plot and possession contractually committed within 10 Days of booking. Penalty clause for delays.

Why Land Outperforms near Forest Range Mohandd.

NO DEPRECIATION

Land does not depreciate. Flats begin to age and require maintenance from Day 1. Raw land appreciates purely on location and infrastructure drivers.

SCARCITY MULTIPLIER

The forest adjacency zone is a finite resource — further forest-edge development approvals have been frozen. There will never be more plots of this character here.

OPTIONALITY PREMIUM

Sell the plot, build and rent as a luxury homestay (₹8,000–20,000/night), or build and live. Three exit strategies from a single investment.

INFRASTRUCTURE TAILWIND

Mohand Tunnel Phase 2 and the Dehradun Ring Road are both scheduled for completion before 2028, adding permanent commuter premium to tunnel-corridor property.

Your plot, in the green.

Approximately twenty-six exclusive farmhouse plots, laid out within a boundary-walled society — each one a private beginning in a forest-led landscape.

PLOT SIZES

315 to 440 gaj — smaller plots of approximately 315 gaj, and larger plots ranging from 393 to 422 gaj.

INTERNAL ROADS

30-foot-wide roads throughout the society.

BOUNDARY & GATES

A walled society, with an individual gate provided for every plot.

CLUBHOUSE

A dedicated clubhouse plot within the layout, planned as the social heart of the society.

DOCUMENTATION

Farmhouse land with complete documentation.

I

THE RETREAT

A single plot of approximately 315 gaj — the most intimate way in.

II

THE ESTATE

A single larger plot, from 393 to 422 gaj, with generous frontage.

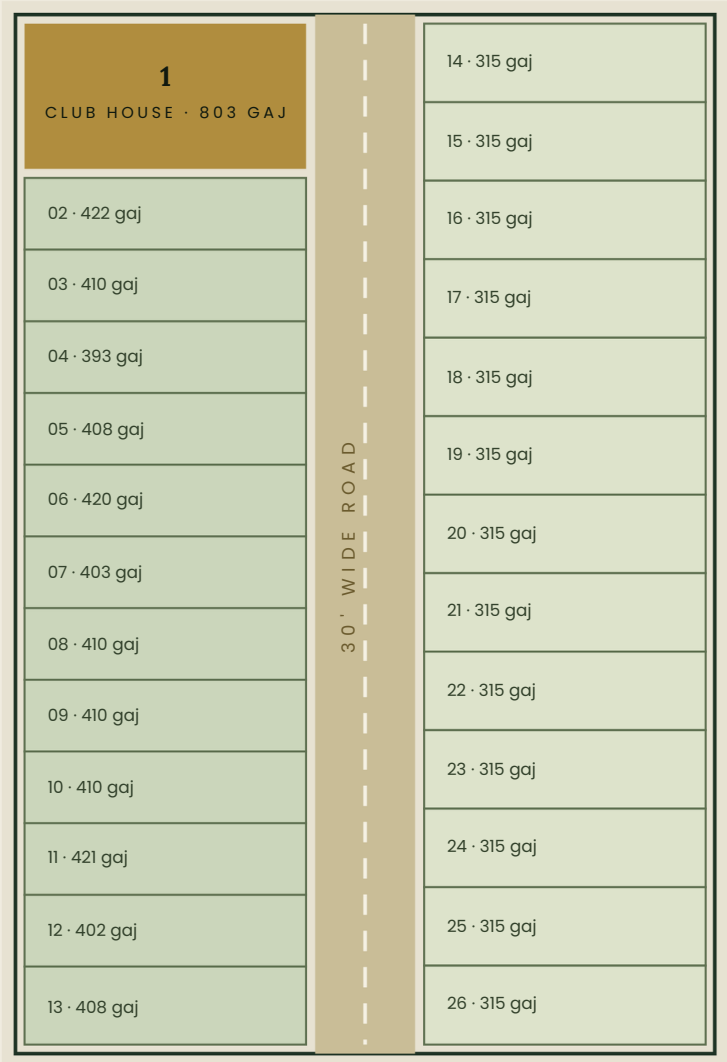
III

THE EXPANSE

Two adjacent plots combined — around 600 to 800+ gaj of private ground.

Layout indicative; plot configurations are finalized at the time of booking.

Twenty-six plots. One road. A clubhouse at heart.



← TOWARD RAJAJI NATIONAL PARK TOWARDS DEHRADUN-BEHAT ROAD →

THE GRID	One 30-foot spine road; larger estate plots (393–422 gaj) on the west, retreat plots (315 gaj) on the east.
CLUBHOUSE	Plot 1 — an 803 gaj dedicated clubhouse parcel anchoring the entry.
FRONTAGES	~27–30 ft frontages with 105–136 ft depths, per the architect's plan.
SITE RECORD	Khasra No. 194M & 195M, Fatehpur Pelo, Muzaffarabad Block (U.P.) — near Mohandd.

PLOT INVENTORY	
315 gaj retreat plots	13 plots
393–422 gaj estate plots	12 plots
Clubhouse parcel (803 gaj)	1
Total parcels	26

Schematic representation of the architect's layout (Archcraft Design Studio, Dehradun · Drg. No. 2, Rev 01). Written measurements on the released drawing prevail; layout indicative and finalized at booking.

AMENITIES

The essentials, quietly in place.

The society is planned so that owning land here stays simple—the fundamentals arranged, the setting untouched.

I	24-HOUR SECURITY	Round-the-clock security for the society.
II	WATER SUPPLY	Water supply provided to the society.
III	POWER GRID	Electricity connectivity from the power grid.
IV	ROAD CONNECTIVITY	30-foot internal roads, connected to the approach network.
V	BOUNDARY WALL & GATES	A walled society with individual plot gates.
VI	CLUBHOUSE	A dedicated clubhouse planned within the layout.

Everything you need. Nothing that crowds the quiet.

Where Uttarakhand begins.

Forest & Hills sits near Mohand, on the Delhi–Dehradun corridor—at the threshold where the plains give way to Uttarakhand.

THE GATEWAY

Positioned by the Dat Kali Mandir tunnel — the landmark crossing where Uttarakhand begins on the route to Dehradun.

THE CORRIDOR

Set along the Delhi–Dehradun corridor, one of North India's most significant and steadily improving road links.

DEHRADUN ACCESS

Direct road connectivity toward Dehradun and onward to Mussoorie and the hills.

DELHI NCR ACCESS

A straightforward drive from Delhi NCR — close enough for weekends, far enough to feel away.

THE JUNGLE

Near the Mohand Forest Range, adjacent to Rajaji National Park — a location defined by its natural surroundings.

FINANCING

Loan availability — financing options can be explored with leading banks, subject to lender approval. Farmhouse land with complete documentation.

The background of the top half of the page is a stylized illustration of a forest. Tall, thin trees are represented by vertical lines of varying heights and shades of brown and tan. A dark silhouette of a safari vehicle with two people inside is positioned in the center. Below the vehicle, a light-colored path leads from the bottom of the frame towards the vehicle. The bottom half of the page is a solid dark grey color.

THE SITE VISIT EXPERIENCE

See the wild before you see the land.

INCLUDED WITH YOUR SITE VISIT

A curated Jungle Safari experience is included as part of the Forest & Hills site visit journey. Experience the wilderness. Discover the landscape. Then walk the land — and envision your retreat.

Your journey to Forest & Hills begins with more than a site visit. Before you walk the land, we take you into the landscape that surrounds it.

Slow Mornings. Forest Air.

FREQUENTLY ASKED QUESTIONS

Everything You Need to Know

Can non-Uttarakhand residents purchase plots here?

Yes. There are no residency restrictions on purchase of plotted developments in Uttarakhand for Indian citizens. NRIs may also purchase under the regulations with standard documentation.

Is there a restriction on the type of structure I can build?

You may build any residential structure complying with MDDA building bylaws — provided as part of the purchase documentation. All 12 pre-approved architectural concepts are already within these bylaws. Ground + 1 floor (max height 9m) is the standard permissible limit in this zone.

What is the nearest town for daily needs?

Biharigarh is 10-12 km & (**chhutmalpur**) for daily needs accessibility from the project and offers supermarkets and retail. Dehradun city centre is 25-30km (35 minutes via state highway).

Can I rent out my farmhouse once built?

Yes, Many owners plan to build luxury homestays. The forest location commands ₹8,000-20,000 per night for quality 3BHK properties in this corridor.

What happens if I want to sell my plot in the future?

You are free to sell at any time after registration. There is no lock-in period. We maintain an active buyer database and will assist with resale at no additional cost — part of our lifetime owner-relationship commitment.

How is the area during monsoon?

The drainage infrastructure is engineered for Dehradun's 1,800mm annual rainfall. All roads have underground storm drainage, and the forest cover moderates erosion and runoff. Full monsoon-performance testing has been conducted; the site is stable and flood-free.

Coffee before the world wakes.

Walks where the only traffic is birdsong.

Long evenings under an honest sky.

Weekends that feel like another life.

A DIFFERENT KIND OF OWNERSHIP

No more concrete, *More space to breathe.*

This is not about acquiring more. It is about finally having distance - from the noise, the schedules, and the versions of ourselves we perform in the city.

Forest & Hills is ownership of a different kind: land close to the wild, where you slow down, reconnect, and create something personal.

Some things are measured in area, This one is measured in silence.

BEGIN YOUR OWNERSHIP JOURNEY

Reserve Your Plot Today

Only 26 exclusive plots. Limited availability at launch pricing.

CALL US

+919718140040

Mon-Sat, 9 AM – 7 PM

WHATSAP US

+91 9315374040

ANYTIME

EMAIL

Forestandhillsbylux@gmail.com

Reply within 4 hours

SITE VISIT

By AppoIntment

Complimentary transport

DEVELOPER & PROJECT OWNER – NFRA GROWTH

LEGAL ENTITY

Growth Infra — Partnership Firm (MSME-registered, Services · Real Estate)

UDYAM REGISTRATION

UDYAM-UK-05-0137047 · PAN: ABFG8442R

REGISTERED OFFICE

Azad Colony, Near Sana Masjid, Haridwar Bypass Road, Majra, Dehradun,
Uttarakhand — 248171

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SITE ADDRESS

Forest & Hills The Farmhouse Society, Near Mohand Tunnel, Dehradun
Growth Corridor, UP-Uttarakhand Border

